

AN ORDINANCE

100957

APPROVING THE TERMS AND CONDITIONS AND AUTHORIZING EXECUTION OF A TAX PHASE-IN AGREEMENT WITH CEDRA CLINICAL RESEARCH, L.L.C. ("CEDRA") TO EXEMPT 100% OF AD VALOREM TAXES FOR 6 YEARS ON REAL PROPERTY IMPROVEMENTS IN THE AMOUNT OF \$3.4 MILLION.

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WHEREAS, CEDRA Corporation, a research organization specializing in the provision of bio-analytical chemistry services to the federal government, as well as pharmaceutical and biotechnology companies, was founded in 1990 by Dr. David Garcia and Mr. Christopher Buggé and is currently headquartered in Austin, Texas; and

WHEREAS, CEDRA Clinical Research, L.L.C. ("CEDRA") was established in 2001, is a subsidiary of CEDRA Corporation, and provides a closed, monitored environment for the implementation of clinical trials for pharmaceutical companies in areas such as allergies and diabetes; and

WHEREAS, since its inception, CEDRA has experienced continuous revenue growth with net revenues of \$10.5 million in 2004 and projected revenues of \$17 million for 2005; and

WHEREAS, in April 2005, CEDRA informed the City of its interest in expanding its current clinical research operations to San Antonio and based upon the incentives offered by the City, CEDRA plans to invest \$3.4 million in renovating and converting a 44,000 square-foot facility by the end of July 2005 into a state-of-the-art clinical laboratory and research facility to be located at 2455 Northeast Loop 410 (the "Project"); and

WHEREAS, the company will also invest \$1.45 million in business personal property and create 100 new full-time jobs, comprised of management, professional, coordinator, phlebotomist and administrative support positions, by the end of December 2006, utilizing Bexar County residents for a majority of its employment needs and offering a competitive benefits package; and

WHEREAS, this Project would further expand our local targeted biotechnology industry as identified in the City's *Strategic Plan for Enhanced Economic Development* and meets and exceeds the Joint City-County Tax Phase-In Guidelines for investment, job creation and wages and

WHEREAS, the City Council finds that it would be in the best interests of the City to approve the Project; **NOW THEREFORE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The City Council hereby approves the terms of the Tax Phase-In Agreement, an executed copy of which is attached hereto and incorporated herein as Attachment I, with CEDRA Clinical Research, L.L.C. to exempt 100% of ad valorem taxes for 6 years on real property improvements in the amount of \$3.4 million.

SECTION 2. The Interim City Manager or designee is authorized to execute the Agreement in Section 1 within 60 days from the effective date of this ordinance.

SECTION 3. This ordinance shall be effective on and after the tenth (10th) day after passage hereof.

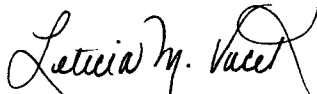
PASSED AND APPROVED this 26th day of May, 2005.




M A Y O R

EDWARD D. GARZA

ATTEST:


City Clerk

APPROVED AS TO FORM: _____


for City Attorney

Agenda Voting Results

Name: 5B.

Date: 05/26/05

Time: 05:10:25 PM

Vote Type: Multiple selection

Description: An Ordinance approving the terms and conditions and authorizing execution of a Tax Phase-In Agreement with CEDRA Clinical Research, L.L.C. ("CEDRA") to exempt 100% of ad valorem taxes for 6 years on real property improvements in the amount of \$3,400,000.00.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
JOEL WILLIAMS	DISTRICT 2		x		
RON H. SEGOVIA	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
ENRIQUE M. BARRERA	DISTRICT 6		x		
JULIAN CASTRO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
CARROLL SCHUBERT	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR ED GARZA	MAYOR		x		